

# BND

## COMMERCIAL

**OFFICE BUILDING  
FOR SALE OR LEASE  
UP TO 16,672 SF  
6702 POINTE INVERNESS  
FORT WAYNE, INDIANA**



### OVERVIEW: 6702 Pointe Inverness

**Total Building Size: 16,672 SF**

**Available for Lease: 5,172 SF, 11,500 SF or 16,672 SF**

**Interstate Frontage / Signage**

**Growing Southwest Allen County location**

**Available Immediately**

**Sale Price: \$3,250,000**

**Lease Rate: \$14.50 / SF / Modified Net**  
**5,172 Square Feet**  
**11,500 Square Feet**



**O. Karl Behrens, CCIM, SIOR**  
Cell: (260) 410-3627  
kb@bnd.net

**Alec Ramsey**  
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1021 S. Calhoun Street | Suite One  
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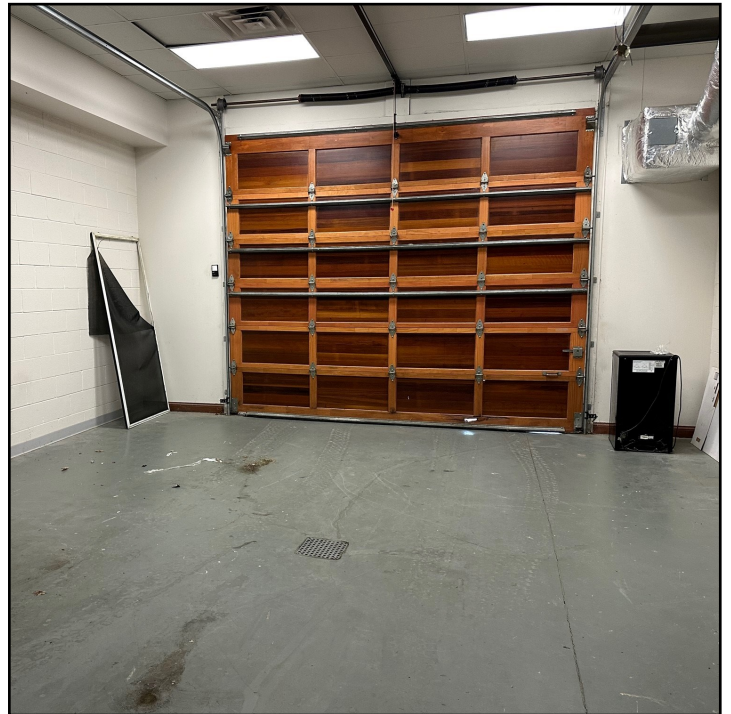
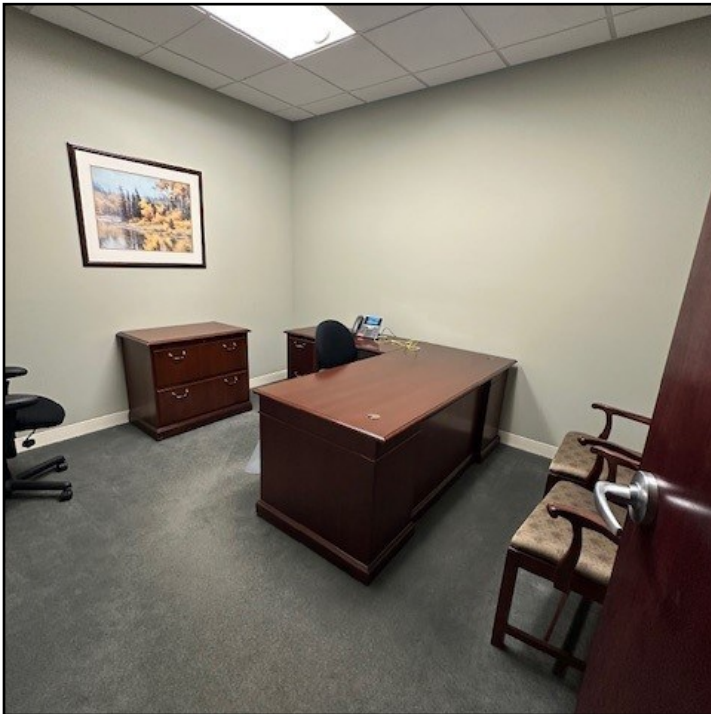
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**11,500 SF Space**



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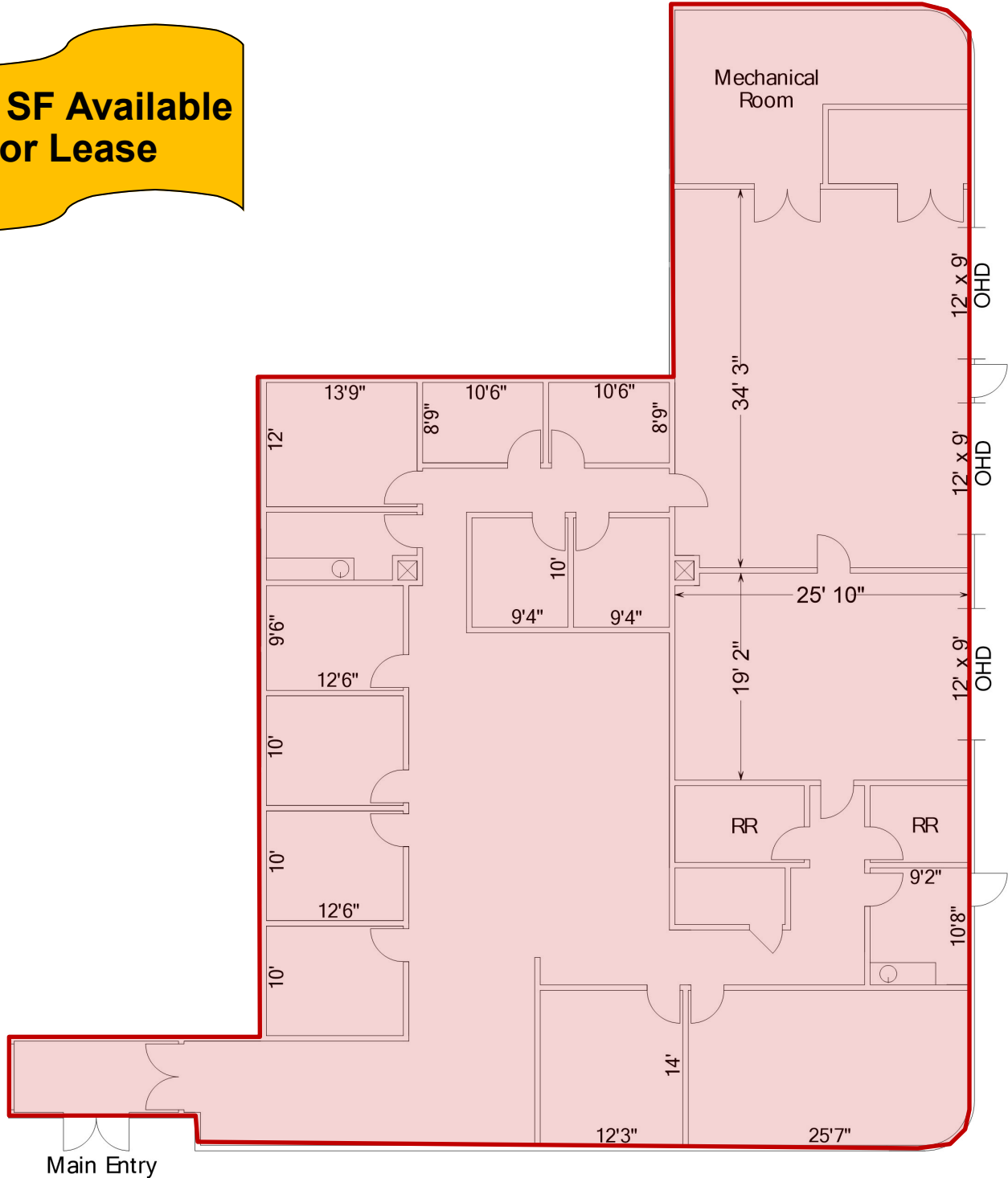
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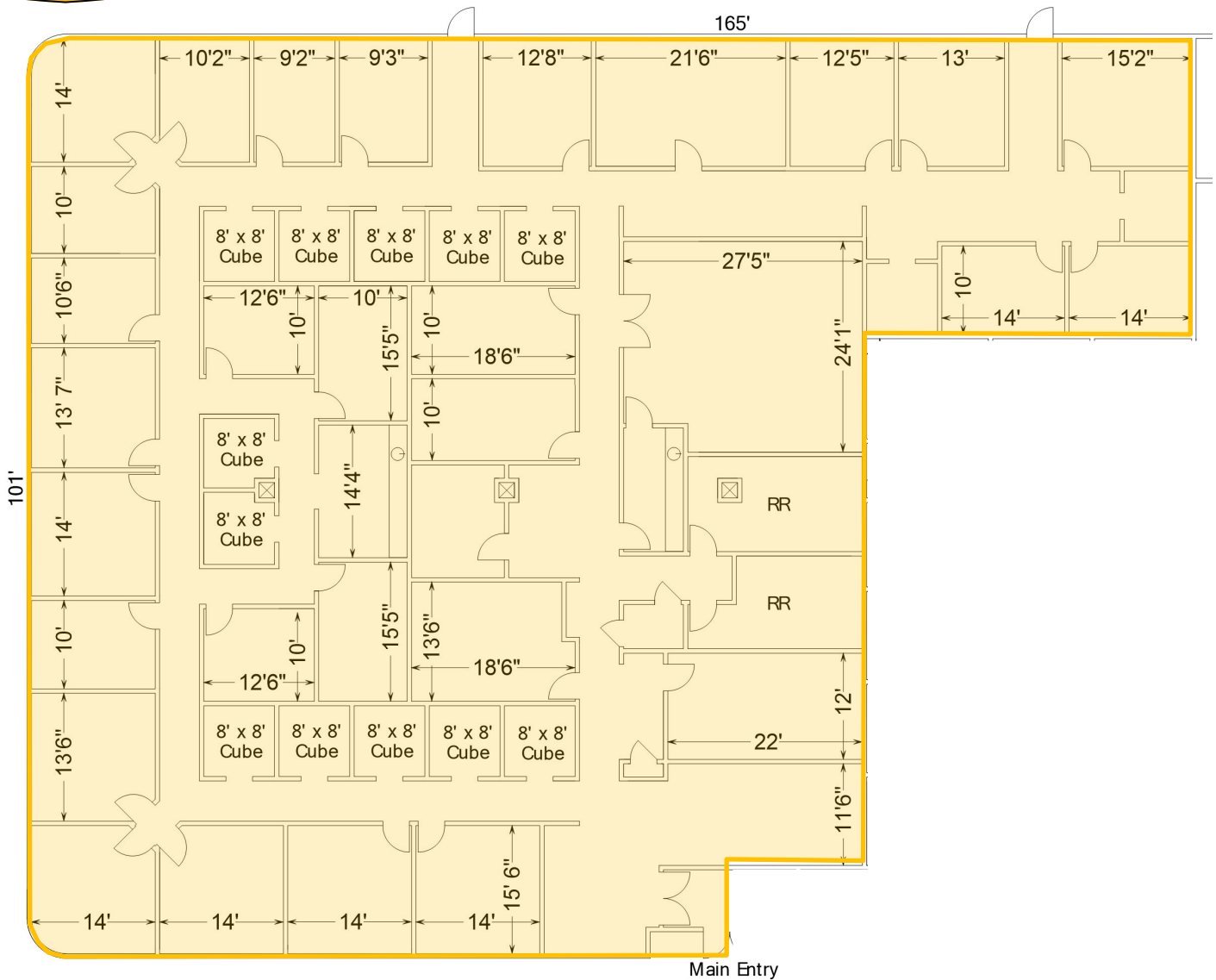


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**BND****COMMERCIAL****OFFICE BUILDING  
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FORT WAYNE, INDIANA****Property Highlights**

<b>Address</b>	<b>6702 Pointe Inverness Way</b>
<b>City/State/Zip</b>	<b>Fort Wayne / IN / 46804</b>
<b>Lease Rate</b>	<b>\$14.50 Per Square Foot Modified Net</b>
<b>Sale Price</b>	<b>\$3,250,000</b>
<b>Occupancy</b>	<b>Available Immediately</b>

**Building Information**

<b>Total Building Size</b>	<b>16,672 SF</b>
<b>Available Space for Lease</b>	<b>5,172 SF, 11,500 SF, or 16,672 SF</b>
<b>Land Area</b>	<b>1.29 Acres</b>
<b>Zoning</b>	<b>C2 General Commercial</b>
<b>Construction Type</b>	<b>Wood Frame ESSF Exterior</b>
<b>Construction Year</b>	<b>2000 (Extensively Remodeled in 2010)</b>
<b>Number of Floors</b>	<b>One</b>
<b>Roof</b>	<b>Flat</b>
<b>Heating System</b>	<b>Heat Pump - Water Furnace</b>
<b>Air Conditioning</b>	<b>Heat Pump - Water Furnace</b>
<b>Sprinkler System</b>	<b>No</b>
<b>Parking</b>	<b>Paved - 55 Spaces Plus Access to 8 Spaces on the Adjacent Property</b>
<b>Building Dimensions</b>	<b>± 89' x 144'</b>

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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**BND****COMMERCIAL****OFFICE BUILDING  
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	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	
Property Tax	Tenant	\$1.61 / SF (2024 Payable 2025 - \$26,921.76)
Building Insurance	Tenant	\$0.20 / SF (2025 Estimate - \$3,334.40)
Janitorial	Tenant	
Interior Maintenance	Tenant	
Common Area	Tenant	\$0.90 / SF (2025 Estimate - \$15,000)
Roof / Structure	Landlord	
Lawn / Snow	Landlord	
<b>\$2.71/ SF Total CAM</b>		

**Utilities**

	Company	Estimated Expense
Gas	NIPSCO	TBD
Electric	I&M	TBD
Water	City of Fort Wayne	TBD
Sewer	City of Fort Wayne	TBD

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